

in their stead, so that the number of unredeemed shares may always equal and never exceed the number of shares fixed by the certificate of incorporation of such corporations; and the member or members of such corporations so redeeming their said share or shares of stock shall cease to be stockholders, and shall not be entitled to vote at any meeting of such corporations held for the purpose of electing directors or for any other purpose, and shall not be eligible for any of the offices of the corporations.

A mortgage to a building association is not illegal because interest is payable weekly and fines are imposed for non-payment of dues. *Stewart v. Workingmen's Bldg. Assn.*, 106 Md. 682.

The act of 1872, ch. 178, held to be in conflict with article 3, section 57, of the Maryland constitution, in so far as it attempts to permit one class of corporations to charge a higher rate of interest than others are allowed to charge. *Citizens', etc., Co. v. Uhler*, 48 Md. 458.

The act of 1872, ch. 178, held to have no application to a mutual building or homestead association. *White v. Williams*, 90 Md. 724; *Geiger v. German Bldg. Assn.*, 58 Md. 573.

Prior to the act of 1904, ch. 239, this section applied only to corporations formed for the purpose of loaning on real or personal property under the general corporation law. *Emory v. State*, 41 Md. 57. And see *Salisbury Assn. v. Wicomico County*, 86 Md. 619.

Cited but not construed in *Baltimore Bldg. Assn. v. Powhatan Co.*, 87 Md. 64; *International Fraternal Alliance v. State*, 86 Md. 554.

See notes to sec. 137.

1904, art. 23, sec. 131. 1888, art. 23, sec. 104. 1868, ch. 471, sec. 93. 1878, ch. 154.

143. It shall not be lawful for any land company, homestead or building association, or any association formed for the purpose of lending money, or using the corporate funds for the purpose of buying, selling, lending upon mortgage, leasing or otherwise dealing in real or leasehold estate, to issue any promissory note, bill or obligation of any kind to any member thereof, or borrow therefrom in lieu of money, and all loans by such corporation shall be made in money and not otherwise, and all notes, bills or obligations of any sort issued by any such association to or for the use or benefit of any member or borrower in lieu of money, and all deeds, mortgages or other securities whatsoever, given to secure the same, shall be void and of no force and validity whatever, either in law or equity.

Cited but not construed in *Baltimore Bldg. Assn. v. Powhatan Co.*, 87 Md. 64; *International Fraternal Alliance v. State*, 86 Md. 554.

Cemetery Companies.

Ibid. sec. 132. 1888, art. 23, sec. 105. 1868, ch. 471, sec. 79.

144. No cemetery company formed under the provisions of this article shall be authorized or empowered to purchase, hold or use, for the purpose of burial more than one hundred acres of land, nor any ground that shall be comprised within the limits of any city or town in this State, unless the corporate authorities of said city or town shall authorize the same.

As to the sale of burial grounds, see art. 16, section 107.

As to the exemption of graveyards, cemeteries and cemetery companies from taxation, see art. 81, sec. 4.